



**COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ENGINEERING DIVISION
REFERRAL**

Date: August 10, 2009
To: Judi Birkitt, Planning Department
Through: Hector Martinez, B&D Engineering *Hbm*
From: Anita Tierney, B&D Engineering *AmT*
Plan Name & #: Kincora Village Center (ZMAP-2008-0021)

REQUIREMENTS

No.	Comment
01.	Sheet 14 shows several proposed waivers of the Facilities Standards Manual (FSM). All FSM Waiver Requests are required at the time of site plan or construction plans and profiles are submitted to the County. Provide a letter addressed to the Director of Building and Development with justifications for each request and a check for \$250 for each waiver request, concurrent with site plan or construction plan submission. (FSM 1.200.A.)
02.	Please demonstrate that the private roadway intersection designs ensure that the largest expected vehicle (school busses/transit busses/fire emergency vehicles) will be able to maneuver entrances properly without running over the curb and gutter. Provide Auto-Turn diagrams as a means to demonstrate this requirement. (FSM 4.330.A.3.)
03.	Provide a minimum 225 foot minimum offset from the centerline of the Category A roadways. (FSM 4.310.C.)
04.	Provide a public access easement along all private roadways that is a minimum 6' behind the face of curb. (FSM 4.330.B.2.)
05.	Provide a minimum length of 50 feet between curb returns and/or curb cuts. (FSM 4.310.G.)
06.	Please meet the criteria listed in FSM 4.330.B.3.Table 1 for Category A roadways.
07.	Provide a cul-de-sac at the intersection of public/private roadways. (FSM 4.320.A.)

No.	Comment
08.	Shared Use Path/Trails (Bike/Ped Trail), as referenced in FSM 4.600.B.2., shall be constructed to conform to AASHTO standards. According to the <u>AASHTO Guide for the Development of Bicycle Facilities</u> , a paved width of 10' is required with a 2' graded area on each side of the path. This 14' wide area shall be centered in a public access easement and not fall within any utility easements. Please update the plan and the detail on Sheet 15 accordingly.
09.	FSM 4.600.A.3.b requires that the Non-Motorized User Circulation System (NUCS) tie into existing and previously approved planned systems and shall provide for future additions to ensure continuity of the County's bicycle and pedestrian system. As there is an existing sidewalk on the east side of Gloucester Parkway, please show a continuation of this sidewalk on the proposed section of Gloucester Parkway.
10.	Sheet 17, Special Paving Crosswalk: Please add to this note that handicap ramps shall meet the current VDOT standard for both private and public roadways. Update this detail to reflect the current VDOT standard. (FSM 4.300.A.6., FSM 4.600.B.1.f.)